

## Façade Improvement Program Pre-Application

Date \_\_\_\_\_

Name \_\_\_\_\_

Business Address \_\_\_\_\_  
\_\_\_\_\_

Telephone Number \_\_\_\_\_

Property Owner \_\_\_\_\_

Tenant \_\_\_\_\_

If you are the tenant, list terms of  
lease and property owner's name  
and address.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### PROGRAM PROCEDURES

- Application form submitted to Agency
- Agency reviews application for compliance
- Agency coordinates the design with Applicant and Architect
- Agency submits design for Design Review Committee review and approval
- Agency obtains all necessary approvals and permits
- Agency obtains at least three bids for façade work
- Agency issues a Notice to Proceed to contractor
- Agency monitors contractor's work
- Agency monitors construction progress
- Agency/City of Imperial Beach makes a final inspection
- Agency/City disburses payment to contractor

### INELIGIBLE IMPROVEMENTS, APPLICANTS AND/OR BUSINESS TYPES

- New Construction
- Buildings occupied by adult entertainment enterprises
- National or Regional Franchises/ Big Box Retailers
- Car Dealerships (Over 1 Acre)
- Government offices and Agencies
- Residential Uses (except mixed-use residential)
- Projects that are inconsistent with Imperial Beach Municipal Codes, General Plan and Local Coastal Program
- Vacant Properties



**CITY OF IMPERIAL BEACH AND THE  
REDEVELOPMENT AGENCY  
PRESENTS....**

## Façade Improvement Program

**Application forms and  
Design Guidelines are available  
at:  
[www.cityofib.com](http://www.cityofib.com)**

**City of Imperial Beach  
825 Imperial Beach Blvd  
Imperial Beach, CA 91932  
Tel: (619) 628-0858**

# Façade Improvement

The purpose of the Façade Improvement Program is to encourage and assist property and business owners to restore and improve the appearance of the facades of their buildings.

## ELIGIBLE LOCATIONS

- Properties and businesses located in Commercial Zones

## ELIGIBLE APPLICANTS

- All property and business owners and/or lessees with the written permission of the property owner

## ELIGIBLE BUSINESS TYPES

- Existing properties or businesses

## ELIGIBLE IMPROVEMENTS

- Any cosmetic improvements to the building exteriors visible from the public right-of-way.

Including the following, but not limited to:

- Signs/Graphics
- Landscaping/Irrigation Systems
- Painting
- Lighting

## GENERAL REQUIREMENTS

- Project must provide a comprehensive façade improvement; i.e. several eligible elements as described in Eligible Improvements and including multi-store fronts.
- Project must be approved by the Design Review Board.
- One grant/rebate will be allowed for each eligible building within a three-year period.
- All projects must be consistent with Imperial Beach Municipal Code, General Plan and Local Coastal Program, and the Redevelopment Plan.
- All necessary permits and approvals must be obtained before the Redevelopment Agency will issue a notice to proceed.
- Property and/or business owner shall sign a Façade Improvement Program Maintenance Agreement.

## REVIEW CRITERIA

- Design compatibility with neighboring buildings.
- Compliance with Imperial Beach Sign Ordinance.
- Need for the physical improvements.
- Need to unify building with adjacent properties.
- Property and business owner's interest in funding larger scale improvements.
- Aesthetically enhancing the image of Imperial Beach.

## DESIGN SERVICES

The Redevelopment Agency will provide architectural services to the property and business owners.

## GRANT TERMS

Grants are available up to \$10,000 per building and/or business. Matching grants are available for all improvements above \$10,000 with a limit of \$20,000. Request for matching grants will require City Council approval.

## MAINTENANCE REQUIREMENTS

Applicant is required to touch up painted areas and perform any other repairs needed to maintain building appearance, landscaping, and any other public areas including the cleaning of any awnings at least once a year.

City of Imperial Beach  
Redevelopment Agency  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932  
[www.cityofib.com](http://www.cityofib.com)

Phone: (619) 628-0858  
Fax: (619) 424-4093  
Email: [ecumming@cityofib.org](mailto:ecumming@cityofib.org)